

# DEVELOPMENT SERVICES

*Building Services—Development Engineering—Development Planning  
Development Review—Long Range Planning—Neighborhood Services*

## TRACKING THE NUMBERS

### Special points of interest:

- August population estimate
- Photos of the new McAlister's Deli
- Permit cards to be posted on site

### Total Permits:

↓ YTD - 1yr 14%    ↑ YTD - 2yr 13%

Year to date, total permits experienced a decrease in quantity when compared to last year at this time, August 2002, and experienced an increase when compared with two years ago, August 2001.

**Single-Family Homes:** (Includes new Single-Family homes; Does not include slab onlys)

↓ YTD - 1yr 13%    ↑ YTD - 2yr 19%

Year to date, single-family home permits decreased in quantity when compared to last year at this time, August 2002, and increased when compared with two years ago, August 2001.



McAlister's Deli is now open at 1006 University Drive East.

**Commercial:** (Includes commercial; commercial remodel; Does not include slab onlys)

↓ YTD - 1yr 10%    ↓ YTD - 2yr 5%

Year to date, commercial permits decreased in quantity when compared to last year at this time, August 2002, and decreased when compared with two years ago, August 2001.

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## PERMITS BY TYPE

Year to Date

Type of Permit	Permit	Unit	Amount
Single-Family Home	505	505	\$68,573,398.00
Duplex	89	178	\$13,822,406.00
Tri-Plex/Four-plex	2	8	\$600,000.00
Apartment	14	123	\$7,899,853.00
New Commercial	34	N/A	\$25,961,202.00
Commercial Remodel	60	N/A	\$9,111,059.00

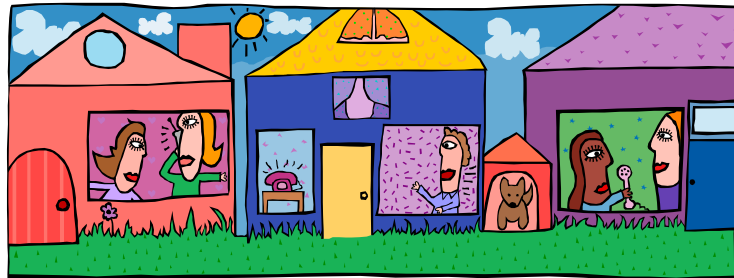


## SCHEDULE OF EVENTS

- **9/2**—Zoning Board of Adjustment meeting  
6:00 P.M.
- **9/4 & 9/18** —Planning & Zoning Commission Meetings  
7:00 P.M. (WS 6:30 P.M.)
- **9/8**—Project submittal deadline for the 10/7 ZBA
- **9/9 & 9/23** —City Council Meetings  
7:00 P.M. (WS 3:00 P.M.)
- **9/22**—Project submittal deadline for the 10/16 P&Z
- **10/7**—Zoning Board of Adjustment meeting  
6:00 P.M.
- **10/9 & 10/23**—City Council Meetings  
7:00 P.M.
- **10/16** —Planning & Zoning Commission Meeting  
7:00 P.M. (WS 6:30 P.M.)
- Note: - Meetings are held in Council Chambers.

# September 2003

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2 ZBA 6:00 P.M.	3	4 P&Z 6:30 P.M.	5	6
7	8 Submittal Deadline	9 Council 7:00 P.M.	10 HPC 5:30 P.M.	11	12	13
14	15	16	17	18 P&Z 6:00 P.M.	19	20
21	22 Submittal Deadline	23 Council 7:00 P.M.	24	25	26	27
28	29	30				



## BUILDING INSPECTIONS

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JANUARY	233	214	201	121	0	2	4	1	0	776
FEBRUARY	188	190	159	78	15	2	2	1	0	635
MARCH	230	231	242	117	43	4	7	0	0	874
APRIL	402	350	319	181	5	3	17	1	0	1278
MAY	542	417	361	222	5	4	10	0	0	1561
JUNE	471	369	390	256	9	4	28	0	0	1527
JULY	475	410	438	298	27	4	22	0	0	1674
AUGUST	397	312	329	197	38	3	18	0	0	1294
YEARLY TOTAL	2938	2493	2439	1470	142	26	108	3	0	9619

# COMMERCIAL PROJECTS: CURRENT AND ON THE HORIZON

## EXPANSION & MAJOR REMODEL PROJECTS:

- ❑ **Bed Bath & Beyond, 1430 Texas Ave S (BP 03-1977)**
- ❑ **Camo Enhancement, 12815 FM 2154 180 (BP 03-2100)**
- King Dollar 2408 Texas Ave S D (BP 03-1978)
- ❑ Aggieland Fitness Center 4050 SH 6 S (BP 03-1931)
- ❑ Brazos Valley Carpet Outlet, 12850 Old Wellborn Rd (BP 03-2098)
- ❑ RSCS Limited, 4089, 4091, 4093, 4095, 4099 SH 6 S (BP 03-1364, 1939, 1940, 1941, 1942)
- ❑ Southwest Business Center, 12815 & 12845 FM 2154 (BP 03-1838, 1839)
- HEB Fuel Station, 1910 Texas Ave S (BP 03-1490)
- ❑ Chipolte Mexican Grill, 815 University Dr (BP 03-816)
- ❑ Arts Council of Brazos Valley, 2275 Dartmouth St (BP 03-1453)
- ❑ State Bank, 2202 Longmire Dr A (BP 03-1061)
- ❑ Med Plaza, 1602 Rock Prairie Rd (BP 03-2771)
- BVSMA, 7600 Rock Prairie Rd (BP 03-1049)
- ❑ A&M Church of Christ, 2475 Earl Rudder Fwy S. (BP 03-810)
- ❑ Parkway Baptist Church, 1501 Southwest Pkwy, (BP 03-316)
- ❑ Retail Space, 315 College Ave, (BP 03-66)
- ❑ Allsafe Storage 13101 FM 2154 (A-D), (BP 02-102 thru 02-105) ➤ A&B
- ❑ Firestation #1 (City proj), 304 Holleman Dr E (BP 02-2772)
- ❑ Privett Dental, 1111 Rock Prairie Rd (BP 02-2907)
- ❑ Sprint, Transmission Tower, 207 Dominik Dr. A (BP 02-2019)
- ❑ Christian Science Society, new mtg room, 201 Boyett St. (BP 01-2654)
- ❑ Covenant Presbyterian Youth Bldg, 220 Rock Prairie Rd. (BP 02-2492)
- ❑ Stop & Store Mini-Storage, 3820 Harvey Rd. (BP 02-2904)
- **Red Lobster, 510 Earl Rudder Fwy S (SP 03-196)(DP 03-64)**

- **Gateway Station, 1501 University Dr E (SP 03-203)(DP 03-65)**
- Gateway Express Carwash, (SP 03-184)(DP 03-59)
- CS Fire Station #5, 601 Greens Prairie Rd (SP 03-171)
- CS Hotel & Conference Center, 3500 University Dr E (SP 03-170)
- First American Plaza, 3500 University Dr E (SP 03-169)
- Golden Keys Learning Center, 246 Southwest Pkwy E (SP 03-167)(DP 03-53)
- Shenandoah Sub City Park, 4000 Alexandria Ave (FP 03-181)
- Paul Watson Clinic, 3308 Longmire Dr (SP 03-141) (DP 03-46)
- Copy Corner, 2307 Texas Ave S (SP 03-80) (DP 03-19) (DP 03-35)
- Quicker Sticker, 2144 Harvey Mitchell Pkwy S (SP 03-80) (DP 03-19)
- ❑ The Grove, 101 Grove St (BP 03-1670)
- City Limits Restaurant, 12925 FM 2154 (SP 03-67) (DP 03-16)
- ❑ West Pointe Bldg Center, 12850 Old Wellborn Rd (SP 03-55) (DP 03-26)
- Signs Now, (1.47 ac/C-2) 3101 Longmire Dr (SP 03-50) (DP 03-11)
- ❑ Mr. Gatti's, 2026 Texas Ave S (BP 03-1486)
- A&M Methodist Church Fellowship 200 College Main (DP 03-10)
- Kim Quach Convenience Store (1.21 ac/C-3) 600 Graham Rd (DP 03-01)(SP 03-2)
- McDonald's Restaurant, (0.7 ac/C-1) 2420 Texas Ave S (SP 03-14)
- Rainbow Playsystems of the BV 4020 SH 6 S (SP 02-154)
- Bugblasters (additional warehouse) 3304 Longmire Dr. (SP 02-155)
- BJ Autoworks, 589 Graham Rd. B. (SP 01-226)
- Graham Business Park (16 Lots/ 2.58 ac) 625 Graham Rd. (PP 02-13)(PP 02-263)
- Seventh Day Adventist Church, 1350 Earl Rudder Fwy S., (DP 03-8) (SP 01-180)

- ❑ **Hollywood 16 (remodel), 1401 Earl Rudder Fwy South (BP 03-2033)**
- ❑ **Arby's (remodel), 1800 Southwest Pkwy (BP 03-1255)**
- ❑ A&M United Methodist Church (remodel), 417 University Dr (BP 03-1406)
- ❑ Restaurant, 2500 Texas Ave S (BP 03-1281)
- ❑ Leon Sevcik, 2200 Longmire (BP 03-1657)
- ❑ Wolf Pen Creek Park, Adding Overlooks & Bridge, 1015 Colgate Dr. (BP 02-1938)
- ❑ Cath Lab remodel, 1604 Rock Prairie Rd, (BP 03-108)
- ❑ Hilton, Remodel, 801 University Dr. E. (BP 02-1625)
- ❑ Texas Avenue Crossing (formerly Redmond Terrace), 1400 Texas Ave S (BP 03-280)

## APARTMENT & HOTEL PROJECTS:

### CURRENT & ON THE HORIZON

- ❑ Waterwood Condominiums 1001 Krenek Tap Rd (4 bldgs BP 03-1267, 1268, 1271, 1272)
- **Homewood Suites Hilton, (SP 03-213)**
- Hampton Inn & Suites, 925 Earl Rudder Fwy S (SP 03-119) (DP 03-37)
- University Park Villas, 400 Summer Ct (SP 03-133) (DP 03-43)
- Gateway Villas, 1401 University Dr E (SP 03-130) (DP 03-41) (FP 03-129)
- ❑ Northgate Condominiums 317 Cherry St (BP 03-905)
- ❑ Fox Run Condominiums (8 bldgs) 801 Luther St W (BP 03-208, 210, 1951, 1952) ➤ **03-206, 03-212, 03-214**
- ❑ University Heights Condos, 1200 Welsh Ave (BP 03-1711)
- Magnolia Place Dormitory (7.84 ac/ 196 units/ 410 Bd) R-6, 501 University Oaks Blvd. (BP 02-2894)

Updates in Bold Navy

Current (❑)  
[Building Dept.]

On The Horizon (➤)  
[Development Dept.]

Complete (➤) Closed (○)  
(➤, ○ Project will be deleted in next issue)

# SUBDIVISION PROJECTS:

## CURRENT AND ON THE HORIZON

### Residential

#### Shenandoah Ph 8A, Decatur Dr (FP 03-204)(DP 03-66)

Shenandoah Ph 9, 4000 Alexandria Ave (14.7 ac/60 lots) (FP 03-160)(DP 03-52)

#### Randall's University Park, Chimney Hill Dr (6.01 acres/2 lots/R-1)(FP 03-202)

Benjamin Graham Subd, 4296 Koppe Bridge Rd (25.10 ac/9 lots) (FP 03-154)

Hampton Estates, 118 Sterling St (1 ac/8 lots) (FP 03-150)(PP 03-139)

Gardens @ University, 900 University Dr E (SP 03-148)

FS Kapchinski, 1603/1605 Park Place (1.66 ac/5 lots) (FP 03-112)

Peach Creek Crossing, 1706 Peach Creek Rd (89.9 ac/20 lots) (PP 03-88)

Reatta Meadows Subd, 2201 Barron Rd (39 ac/161 lots/R-1)(PP 03-86)

Buchanan Estates, Appomattox Dr (10.856 ac/2 lots/A-O) (FP 03-89)

The Lodges at Walnut Ridge, 601 Luther St (DP 03-22)

Post Oak Forest, Ph 1 18 Forest Dr (5 lots/R-1) (FP 03-90)

Gateway Subd, (Ph 2-4) 1401 University Dr E (26 ac/3 lots) (PP 03-69)

Deerfield Estates, Lot 9R, Bl 1 (4.82 ac/4 lots) 10464 SH 30 (FP 03-64)

Bearden Addition, (2.4 ac/2 lots) 11349 Dowling Rd N. (FP 03-64)

Stonebrook Subdivision, (17.33 ac/45 lots/R-5) 2800 Old Rock Prairie Rd (PP 03-18)(SP 02-239)

Spring Creek Townhomes Subd 4400 SH 6 S (PP 02-224)(DP 03-6) (FP 03-30)(DP 03-62)

Harvey Hillside (5.36 ac/ 2 Lots) 3950 Harvey Rd (FP 02-233)(DP 02-55)

Peach Creek Estates (4.43 ac/ 2 Lots) 19660 Pipeline Rd (FP 02-237)

E&M Jones Farm Place (32.04 ac/ 4 Lots/R-4/R-1) 2520 Earl Rudder Frwy S, (PP 02-206) (FP 02-222)

Southwood Estates (17.22 ac/ 72 Lots/R-1) 1401 Arnold Rd, (PP 02-196)

Dartmouth Crossing (7.4 ac/ 68 Lots/ R-3) Southwest Pkwy E, (PP 02-186)

Autumn Chase (8.35 ac/ 19 Lots/4 R2 lots&15 R5 lots) 2304 Cornell Dr., (PP 02-168) (FP 02-245)(DP 03-58)

Heritage Townhomes, (6.63 ac / 55 Lots) Harvey Rd.

Carroll Addition(8ac/30Lots/R1)Arnold Rd. (PP 02-132) (DP 02-47) (FP 02-204)

Spring Meadows (Ph 1/1 lot/4.1 acres) (Ph 2/87 lots/32.07 ac) 308 Greens Prairie Rd. (PP 02-54)(FP 02-205) (DP 02-48)(FP 02-212) (FP 03-120)

University Preserve (14.01 ac/ 26 Lots/R1) Munson Ave.

Sweetwater Forest Ph 1, (38.4 ac/22 Lots) Greens Prairie Rd. W.

#### Westfield Village

Westfield Village Ph 6, Barron Rd (7.33 ac/30 lots) (FP 03-180)(DP 03-57)

Westfield Village Sec 2 Ph 1-5, (77 ac/280 Lots/PDD-H) (MPP 01-271)

Westfield Village Ph 1, (16.79 ac / 84 Lots /PDD-H) Barron Rd (FP 02-38)

#### Pebble Creek

Pebble Creek Ph 7B-1 (38 Lots/23ac/ R1)Royal Adelaide Dr(DP 02-2)(FP 02-7)

Pebble Creek Ph 7B-2 (48 Lots/ 31 ac/ R1) Royal Adelaide Dr. (FP 02-80)

Pebble Creek Ph 9B (60 Lots/26.28 ac) 1299 Royal Adelaide Dr (FP 03-11) (PP 03-13) (DP 03-04)

#### Emerald Forest (Appomattox Dr.)

Emerald Forest Ph 11A, (7ac/18Lots)

Emerald Forest Ph 11B, (6.58ac/ 19 Lots) (DP 01-34) (FP 01-115)

Emerald Forest Ph 11C (6.35ac/ 18 Lots) (DP 01-35) (FP 01-116)

#### Alexandria

Alexandria Phase 4A, (30 Lots) Barron

Alexandria Ph 4-B, (36 Lots/ 9.8 ac)

Alexandria Ph 5, (44 Lots/ 13.66 ac / R1) Barron Rd. (DP 02-11)(FP 02-47)

#### Edelweiss Gartens (386 Res. Lots)

Edelweiss Gartens Ph 1, (15.24ac/63 lots) Ardenne Ct.

Edelweiss Gartens Ph 2, (18.81ac/93 lots) Victoria Ave. (DP 02-46) (FP 02-202) (PP 03-114)

Edelweiss Gartens Ph 3, (3.49ac/13 lots) 3850 Victoria Ave. (DP 02-50)(FP 02-221)

Edelweiss Gartens Ph 4, (14.823ac/58 lots) 3850 Victoria Ave. (DP 02-50) (FP 02-228)

Edelweiss Gartens Ph 5, (20.912ac/98 lots) 3850 Victoria Ave. (DP 02-54) (FP 03-176)

#### Westfield Addition (Graham Rd.)

Westfield Addition Ph 2 (12ac/60 Lots) (PP 02-37) (DP 02-42)

Westfield Addition Ph 2A (9.7 ac/49 Lots/R-1) (DP 02-23) (FP 02-91)

Westfield Addition Ph 2B (2ac/ 5 Lots/ R-1) (DP 03-32) (FP 03-103)

Westfield Addition Ph 3, (57 Lots; 55-Res. & 2-Comm)

Westfield Addition Ph 3B (0.63 ac/ 4 Lots/ R-1) (FP 03-165)

#### Sun Meadows (Graham Rd.)

Sun Meadows Ph 2, (24.07ac/ 96 R1 Lots)

Sun Meadows Ph 2A, (2.16 ac/ 10 R1 Lots)

Sun Meadows Ph 3, (1.6 ac/ 10 R1 Lots)

#### Crowley Tract

Crowley Tract, (331.4 ac/ R1-A, R3, C-1, A-O) SH 6 S. (MPP 02-57) (PP 03-164)

#### Castlegate (Castlegate Dr.)

Castlegate Sec 2, Ph 2, (60 Lots) (FP 01-154) (DP 01-50)

Castlegate Sec. 3 Ph 2 (23 Lots) (FP 01-168) (DP 01-54)

Castlegate Sec. 8, (9.23 ac/ 30 Lots/ PDD-H) (PP 02-56)

Castlegate Sec. 9, (55 Lots/ 19 ac/ PDD-H) (DP 02-7) (FP 02-27)

Updates in Bold Navy

Current (□)  
[Building Dept.]

On The Horizon (≡)  
[Development Dept.]

Complete (➤) Closed (○)  
(➤, ○ Project will be deleted in next issue)



# SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

- ☐ Castlegate Sec. 12, (40 Lots/ 17.35 ac) (DP 03-51) (FP 03-153)
- ⌘ Castlegate Sec. 10, (15 ac/ 62 Lots/ PDD-H) (DP 02-36) (FP 02-153)
- ⌘ Castlegate Sec 11 (12.1 acres/ 53 Lots/PDD-H) (DP 03-39) (FP 03-125)
- ⌘ Castlegate Sec 13 (6.24 acres/ 20 Lots/PDD-H) (DP 03-38) (FP 03-118)
- ⌘ Gardens of Castlegate (9.23ac/ 30 Lots/PDD-H) (DP 02-16) (FP 02-75)
- Texas Centroid Ranch
- ☐ Stone Forest Ph 2 (10.76 ac/ 34 Lots) 300 Greens Prairie Rd.
- ⌘ Stone Forest Ph 3 (12.38 ac/ 41 Lots) (FP 01-90) (DP 01-28)

## Subdivisions in the ETJ: Residential

- ⌘ Schuessler, (55.37 ac/9 Lots) Kemp Rd. (PP 02-124) (FP 02-173)
- ☐ Estates at Riverrun Ph 3 (214.71 ac/ 5 Lots) At end of Paint Trail
- ☐ Great Oaks Ph 1, (55 lots) 1st ph of 151 lots.
- River Place Koppe Bridge Rd
- ⌘ River Place Ph 1, (32 Lots)
- ⌘ River Place Ph 2, (74.98 ac/17 lots).
- ⌘ River Place Ph 3, (8 ac/3 Lots) (FP 01-161)
- Indian Lakes SH 6 South
- ⌘ Indian Lakes (1397 ac/ 130 Lots) SH 6 S. (PP 02-59)
- ⌘ Fox Hollow (6.89 ac/ 2 Lots) 1676 Ball Cir. (PP 03-126)
- ☐ Indian Lakes Ph 1 (401 ac/ 80 Lots) SH 6 S. (FP 02-125)(FP 02-236)(FP 02-257)
- Bentwood Estates (204.05 ac/ 90 Lots)
- ☐ Bentwood Estates Ph I, FM 2154 (76.53 ac/ 31 Lots) (FP 03-28)
- ⌘ **Bentwood Estates Ph II, FM 2154 (126.63 ac/ 48 Lots) (FP 03-197)**
- Estates of Royder Ridge
- ☐ Estates of Royder Ridge Ph 1, (7.8 ac/7 lots) Greens Prairie Trl.

- ☐ Estates of Royder Ridge Ph 2 (37.75 ac/ 30 Lots) R-1,
- Duck Haven (188 ac & 120 Lots)
- ☐ Duck Haven Ph 1, (52 ac/40 Lots/R-1) S of Wellborn on FM 2154 (FP 02-28)
- Subdivisions in the ETJ: Commercial**
- ☐ Rock Prairie Bus. Park-Mikeska (formally Mikeska Commercial Estates), Rock Prairie Rd. W (62.85 ac/14 Lots) (PP 02-156) (FP 02-194)

## Commercial

- ⌘ **Gateway Subd, (Ph 1-3) 1401 University Dr E (34.97 ac/C-1) (FP 03-199)**
- ⌘ Cornerstone Commercial Sec 1, (3.595 acres/2 lots) (FP 03-173)
- ⌘ University Park Ph II, (4.42 acres/1 lot) (FP 03-144)
- ⌘ Lord's Acres, SH 6 S (17.56 acres/1 lot) (PP 03-111)(DP 03-56)(FP 03-179)
- ⌘ Gateway Park, 1401 Earl Rudder Fwy S (11.5 acres/2 lots) (FP 03-127) (DP 03-40) (FP 03-129)
- ⌘ Edelweiss Business Center, 12875/12905 FM 2154 (2.42 ac/2 lots/ C-1) (FP 03-115)
- ⌘ Rock Prairie Plaza, 4001 SH 6 S (8 ac/1 lot/C-1) (PP 03-87)
- ⌘ Crescent Pointe, 3300 University Dr E (55.5 ac/4 ac/C-B) (PP 03-66) (DP 03-20)
- ⌘ Southside Plaza, 4083 SH 6 S (40 ac/ C-1) (SP 02-273)(DP 02-60)
- ⌘ Redtail Rental, 3101 Longmire Dr (1.26 ac/C-2) (SP 02-256)(DP 02-54)
- ⌘ Fedora Subdivision, 2892 Graham Rd. N (PP 02-267) (FP 03-131)
- ⌘ Graham Corner Plaza (10.73 ac/ 6 Lots) 4030 SH 6 S (FP 02-242)(PP 02-243)(FP 03-84)(FP 03-178)(DP 03-55)
- ☐ Castlegate Business Ctr (20.52 ac/6 lots/C-1) 2200 Greens Prairie Rd W, (PP 02-223)

- ☐ Williamsburg (7 ac/mini storage units) 2320 Harvey Mitchell Pkwy S, (SP 02-227)
- ☐ Emerald Park Plaza, (4.87 ac/1 Lot) 1511 Emerald Plz. [medical/ dental office] (DP 02-38) (SP 02-162)
- ☐ Cooper's, (5 ac/2 Lots) 4121 SH 6 S. (DP 02-45) (SP 02-191) (FP 02-119) (2.5ac/C-B/Aggieland Carpet One) FP Filed
- ⌘ One Lincoln Place, (2.9 ac/2 lots) 1010 University Dr. E. (DP 02-30) (FP 02-108) (FP 02-141)



## ABBREVIATIONS & DEFINITIONS

- SP - Site Plan Permit
- DP - Development Permit
- PP - Preliminary Plat
- CUP - Conditional Use Permit
- REZ - Rezoning
- MDP - Master Development Plan
- MPP - Master Preliminary Plat
- FP - Final Plat
- PC - Plans Check
- BP - Building Permit
- SDSP- Special District Site Plan
- Bd - Bedroom
- APP - Approved

Updates in  
Bold Navy

Current (☐) On The Horizon (☒) Complete (☒) Closed (☐)  
[Building Dept.] [Development Dept.] (>, O Project will be deleted in next issue)

## LONG RANGE PLANNING (LRP)



### Long Range Planning engages Growth Study

One of the functions of the long range planning staff is to regularly evaluate the effectiveness of the comprehensive plan to achieve the desired results. Over the last several weeks, staff has been compiling and evaluating various data for this purpose. The intent of the evaluation is to not look only at the rate of growth being experienced and anticipated in College Station, but also the manner in which this growth is occurring. It is important to study growth rate and pattern for several reasons:

- To examine whether the policies we have are creating what we want,
- To determine whether the impacts of this growth are what we expected,
- To review projections and see if they have been accurate,
- To project future capital expenditures based on trends so we keep up with growth, and
- To make better overall decisions relative to growth and other development issues

Staff has already presented the growth study to various groups including the Planning & Zoning Commission and the City's Management Team. A workshop presentation to the City Council is scheduled for the second meeting in September. At this time, staff will seek direction concerning the development of a growth strategy that will comprehensively address issues related to annexation, density, utilities and infrastructure.

Over the next three newsletters the information gathered as part of this growth study will be presented. This month focuses on *Growth Trends*. The next newsletters will discuss *Impacts of Growth* and *Growth Projections*.

### **Growth Trends**

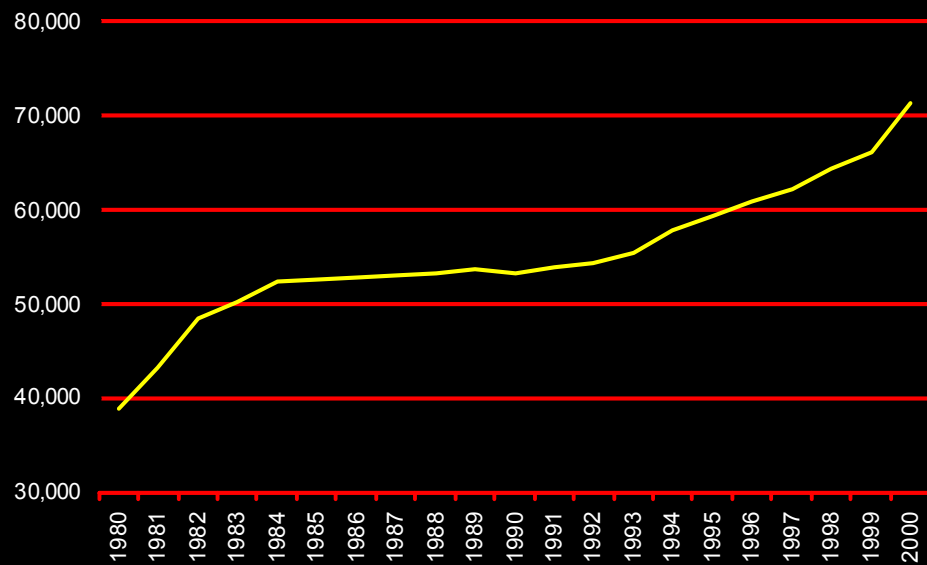
Population trends are published regularly by the long range planning division based on new building permits. Since 1980, College Station's population has increased 82%, averaging approximately 4% per year. According to the U.S. Census, the population was 37,272 in 1980 and 67,890 in 2000.

Housing trends are also published in this newsletter monthly with various summaries. Since 1980, the total number of dwelling units built has increased 129%. Approximately 58% of the current housing stock or inventory in College Station has been constructed since 1980. In 1980, 32% of the dwelling units were single-family dwellings. Currently, the proportion of single-family housing units has increased to 37%.

The previous two years (2001, 2002) show that a record high numbers of single-family housing permits were issued. Thus far in 2003, 505 such permits have been issued.

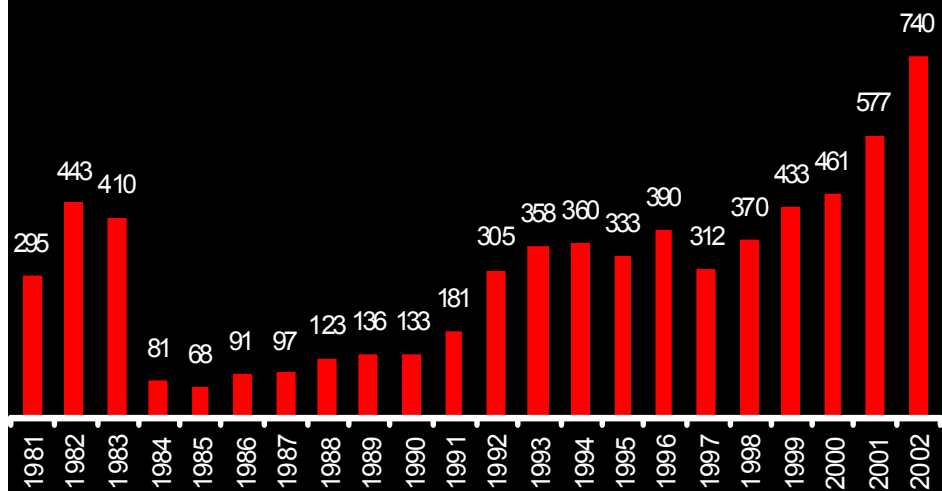
**POPULATION:** The August population estimate is 78,544

### Population Trends: 1980-2000



Source: CoCS Current Population Estimates

### Permits: Single-family 1981-2002



Source: CoCS Building Services

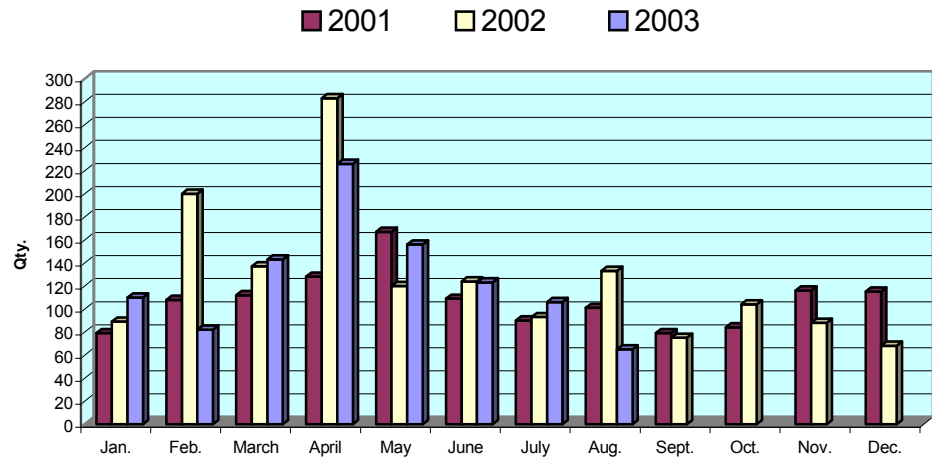
# BUILDING PERMIT DETAILS: RESIDENTIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
8/4/03	03-2481	Crowley Construction	81	2	2304 Norham Dr	Castlegate Sec 10	2576	1903	New Residential (SF)	\$160,000.00
8/4/03	03-2478	Crowley Construction	82	2	2300 Norham Dr	Castlegate Sec 10	2018	1875	New Residential (SF)	\$160,000.00
8/5/03	03-2484	Main Street Homes	8	1	3715 Springfield Dr	Westfield Addition Ph 2	1450	1008	New Residential (SF)	\$66,528.00
8/5/03	03-2182	Dusty Phillips Construction	76	2	4201 Arundel Ct	Castlegate Sec 10	2133	1657	New Residential (SF)	\$154,900.00
8/5/03	03-2184	Dusty Phillips Construction	91	2	4211 Colchester Ct	Castlegate Sec 10	2486	1843	New Residential (SF)	\$169,900.00
8/12/03	03-2561	C G M Homebuilders	17		3404 Lochbury Ct	Skeetwater Forest Ph 1	4644	3861	New Residential (SF)	\$290,000.00
8/12/03	03-2477	Mariott Homes Inc	46	1	2168 Rockcliffe Loop	Castlegate Sec 2 Ph 1	3485	2580	New Residential (SF)	\$175,440.00
8/12/03	03-2531	Jack Boyd Homes	8	2	4301 Tarsel Ct	Castlegate Sec 2 Ph 2	4005	2915	New Residential (SF)	\$240,000.00
8/13/03	03-2557	Elegant Living Homes	17	5	315 Agate Ct	Stone Forest Ph 2	3085	2390	New Residential (SF)	\$158,000.00
8/14/03	03-2553	Drake Homes	55	2	4208 Drogo Ct	Castlegate Sec 10	2406	1762	New Residential (SF)	\$125,000.00
8/14/03	03-2568	Lam Builders Inc	44	5	4506 Lapis Ct	Stone Forest Ph 1	3051	2370	New Residential (SF)	\$170,000.00
8/14/03	03-2555	Drake Homes	65	2	4211 Drogo Ct	Castlegate Sec 10	2276	1686	New Residential (SF)	\$125,000.00
8/14/03	03-2526	Main Street Homes	2	2	3803 Springfield Dr	Westfield Addition Ph 2	1450	1008	New Residential (SF)	\$66,528.00
8/15/03	03-1696	Herman E Couch	9	6	4508 Ashley Stone Ct	Stone Forest Ph 1	3020	2402	New Residential (SF)	\$159,000.00
8/19/03	03-2587	Coyote Construction			4419 Woodland Ridge Dr	Woodland Hills Ph 1	2792	2140	New Residential (SF)	\$150,000.00
8/19/03	03-2628	Maverick Builders	28	2	304 Stone Chase Ct	Woodland Hills Ph 1	3050	2450	New Residential (SF)	\$180,000.00
8/19/03	03-2403	Willems Construction , Inc	6	43	5110 Bellerive Bend Dr	Pebble Creek Ph 7A	4616	3820	New Residential (SF)	\$250,000.00
8/20/03	03-2661	Orion Construction	16	2	1205 Arizona St	McCulloch (George)	1372	1201	New Residential (SF)	\$79,266.00
8/20/03	03-2662	Orion Construction	15	2	1203 Arizona St	McCulloch (George)	1480	1153	New Residential (SF)	\$76,098.00
8/21/03	03-2672	Ed Froehling Builders	88	5	1113 Mallory Ct	Alexandria Ph 5	2490	2003	New Residential (SF)	\$132,198.00
8/25/03	03-2668	Contreras Construction	84	2	4202 Colchester Ct	Castlegate Sec 10	2182	1620	New Residential (SF)	\$120,000.00
8/26/03	03-2633	Slocum Builders	56	2	4206 Drogo Ct	Castlegate Sec 10	2301	1725	New Residential (SF)	\$133,000.00
8/26/03	03-2691	Certified Homes	71	2	4208 Arundel Ct	Castlegate Sec 10	2334	1750	New Residential (SF)	\$115,500.00
8/26/03	03-2714	Dale Robertson Homebuilders	7	6	4504 Ashley Stone Ct	Stone Forest Ph 1	3000	2231	New Residential (SF)	\$170,000.00
8/26/03	03-2673	Homestead Builders	74	2	4202 Arundel Ct	Castlegate Sec 10	2353	1822	New Residential (SF)	\$134,000.00
8/26/03	03-2674	Homestead Builders	4	4	2309 Norham Dr	Castlegate Sec 10	2176	1585	New Residential (SF)	\$116,000.00
8/27/03	03-2677	S C Stokes Constr Inc	17	16	4765 Stonebriar Cir	Pebble Creek Ph 2A	3701	2985	New Residential (SF)	\$210,000.00
8/27/03	03-2689	Elegant Living Homes	33	5	4515 Lapis Ct	Stone Forest Ph 1	3091	2278	New Residential (SF)	\$150,348.00
8/28/03	03-2757	Lagrone Construction	58	2	4202 Drogo Ct	Castlegate Sec 10	2513	1731	New Residential (SF)	\$114,246.00
8/4/03	03-1141	Cornerstone Homes			400 Summer Ct A	University Park #2	2324	4440	New Residential (MF)	\$300,000.00
8/4/03	03-1262	Cornerstone Homes			400 Summer Ct E	University Park #2	2324	4440	New Residential (MF)	\$300,000.00
8/4/03	03-2431	Jefferson Christian Homes			300 Pershing Ave	Oakwood	1701	750	Residential Addition	\$110,000.00
8/19/03	03-2607	Best Construction	10	2	1813 Rosebud Ct	Emerald Forest #4	1360	507	Residential Addition	\$53,000.00
8/26/03	03-2642	Homeowner	9A	9	500 Fairview Ave	College Park			Residential Addition	\$50,000.00
8/5/03	03-2523	Britt Rice Company			1209 Spring Loop A	University Park #2	1275	1275	Residential Remodel	\$6,000.00
8/14/03	03-2623	Owner			505 Harvey Rd 63	University Oaks			Residential Remodel	\$900.00
8/8/03	03-2527	Cavalry Construction Inc			1412 Caudill St	South Knoll	1750	1750	Residential Repair	\$50,000.00
8/27/03	03-2752	Anchor Foundation Repair			1211 Marsteller Ave	C H Woodlands			Residential Repair	\$3,350.00
<b>Total</b>										\$5,224,202.00

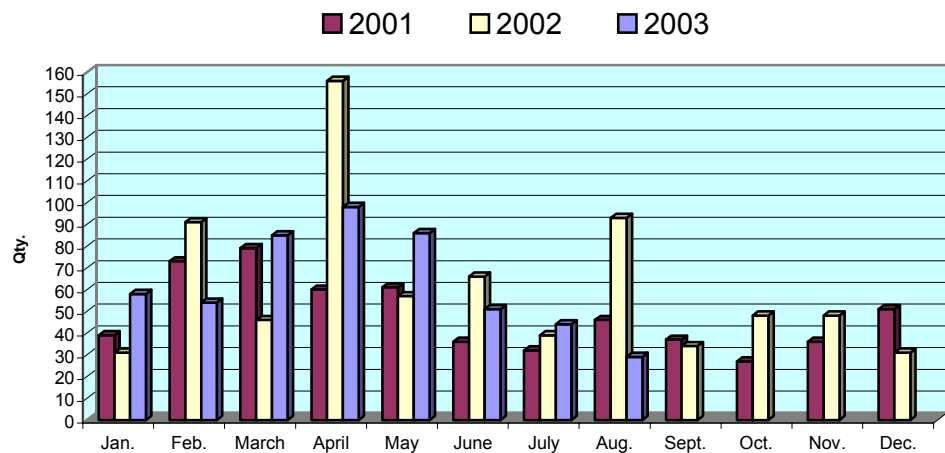
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## TOTAL BUILDING PERMITS 3 YEAR—COMPARISON BY MONTH

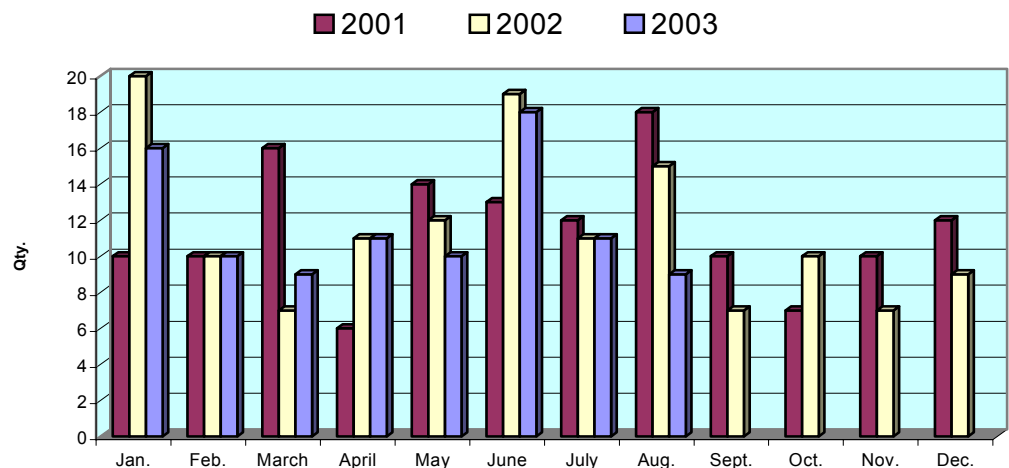


## SINGLE-FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



Only new Single Family Homes are included in this chart.

## COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



This chart includes New Commercial & Commercial Remodels.

Type of Permit	Month of August 2003					Month of August 2002		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	29	29	77536	59754	\$4,350,952.00	93	93	\$6,899,356.00
Duplex	0	0	0	0	\$0.00	0	0	\$0.00
Tri-plex/Four-plex	2	8	4648	8880	\$600,000.00	0	0	\$0.00
Apartment	0	0	0	0	\$0.00	2	12	\$620,000.00
Residential Remodel	7	N/A	N/A	N/A	\$273,250.00	10	N/A	\$150,540.00
Residential Demolition	0	0	0	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	1	N/A	N/A	N/A	\$750,000.00	7	N/A	\$2,239,584.00
Commercial Remodel	8	N/A	N/A	N/A	\$4,347,652.00	8	N/A	\$315,000.00
Commercial Demolition	1	N/A	N/A	N/A	\$2,000.00	1	N/A	\$5,000.00
Commercial Slab Only	0	N/A	N/A	N/A	\$0.00	1	N/A	\$82,000.00
Swimming Pool	7	N/A	N/A	N/A	\$187,332.00	3	N/A	\$77,170.00
Sign	7	N/A	N/A	N/A	\$31,125.00	2	N/A	\$4,000.00
Moving & Location	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Storage/Accessory	2	N/A	N/A	N/A	\$11,757.00	1	N/A	\$8,500.00
Roofing	1	N/A	N/A	N/A	\$52,000.00	5	N/A	\$48,200.00
<b>TOTALS</b>	<b>65</b>	<b>37</b>	<b>82184</b>	<b>68634</b>	<b>\$10,606,068.00</b>	<b>133</b>	<b>105</b>	<b>\$10,449,350.00</b>

PERMIT  
TOTALS—  
MONTH









Type of Permit	Jan. 1, 2003 - August 31, 2003					Jan. 1, 2002 - August 31, 2002		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	505	505	2528161	998965	\$68,573,398.00	579	579	\$55,849,321.00
Duplex	89	178	251180	236529	\$13,822,406.00	67	134	\$7,164,681.00
Tri-plex/Four-plex	2	8	4648	8880	\$600,000.00	7	27	\$1,507,500.00
Apartment	14	123	175868	168646	\$7,899,853.00	11	72	\$3,388,480.00
Residential Remodel	58	N/A	N/A	N/A	\$2,029,628.00	103	N/A	\$1,537,664.00
Residential Demolition	15	8	3671	N/A	\$13,100.00	21	21	\$31,500.00
Residential Slab Only-SF	16	N/A	N/A	N/A	\$306,993.00	43	N/A	\$187,819.00
Residential Slab Only-DP	12	N/A	N/A	N/A	\$148,000.00	12	N/A	\$150,000.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$193,689.00	3	N/A	\$92,000.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	34	N/A	N/A	N/A	\$25,961,202.00	46	N/A	\$27,676,042.00
Commercial Remodel	60	N/A	N/A	N/A	\$9,111,059.00	59	N/A	\$2,882,656.00
Commercial Demolition	16	N/A	N/A	N/A	\$269,500.00	7	N/A	\$46,500.00
Commercial Slab Only	10	N/A	N/A	N/A	\$1,024,583.00	2	N/A	\$180,000.00
Swimming Pool	45	N/A	N/A	N/A	\$1,305,848.00	40	N/A	\$1,118,822.00
Sign	59	N/A	N/A	N/A	\$286,866.00	86	N/A	\$303,669.00
Moving & Location	6	N/A	N/A	N/A	\$30,700.00	0	N/A	\$0.00
Storage/Accessory	33	N/A	N/A	N/A	\$240,437.00	19	N/A	\$162,400.00
Roofing	33	N/A	N/A	N/A	\$521,145.00	74	N/A	\$719,409.00
<b>TOTALS</b>	<b>1011</b>	<b>822</b>	<b>2963528</b>	<b>1413020</b>	<b>\$132,338,407.00</b>	<b>1179</b>	<b>833</b>	<b>\$102,998,463.00</b>

PERMIT  
TOTALS—  
YTD

## BUILDING PERMIT DETAILS: MISCELLANEOUS

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq Ft	HEAT Sq Ft	PERMIT TYPE	VALUATION
8/6/03	03-2529	Homeowner			9309 Lake Forest Ct S	Woodcreek #6 North			Accessory	\$2,757.00
8/14/03	03-2537	Abbate Construction			1121 Mission Hills Dr	Pebble Creek	224		Accessory	\$9,000.00
8/12/03	03-2563	Sun Pools	27	8	716 Willow Loop	Brandon Heights #2	496		Pool	\$18,232.00
8/18/03	03-2632	Mobley Pool			2001 Amber Ridge Dr	Emerald Forest #1			Pool	\$25,525.00
8/18/03	03-2630	Mobley Pool	23	18	9256 Brookwater Cir	Woodcreek #5			Pool	\$35,150.00
8/18/03	03-2631	Mobley Pool			4305 Clipstone Pl	Castlegate Sec 3 Ph 1			Pool	\$24,675.00
8/18/03	03-2635	Mobley Pool	46	1	4419 Appleby Pl A				Pool	\$20,200.00
8/29/03	03-2798	Mobley Pool	29	43	5104 Ganton Ct	Pebble Creek			Pool	\$30,700.00
8/29/03	03-2738	Barry Pools	7	5	602 Aster Dr	Edelweiss Estates Ph 2	570		Pool	\$32,850.00
8/4/03	03-2515	Abbate Construction			505 Harvey Rd 2	University Oaks			Reroof (partial)	\$52,000.00
8/1/03	03-1607	Davenport Sign Service			308 George Bush Dr	Ashford Square	27		Sign	\$10,000.00
8/11/03	03-2308	Sign Souce, Inc			1104 Harvey Rd A				Sign	\$3,200.00
8/11/03	03-2416	Sign Souce, Inc			1900 Texas Ave S				Sign	\$1,500.00
8/11/03	03-2498	Sign Souce, Inc			2900 Longmire Dr A	Southwood Valley Ph 4B,7A			Sign	\$425.00
8/15/03	03-2130	Brite Lite Sign Service, Inc			815 University Dr	J E Scott (ICL)			Sign	\$5,500.00
8/26/03	03-2728	Sign Souce, Inc			12815 FM 2154 160	Edelweiss Business Center			Sign	\$4,900.00
<b>Total</b>										\$276,614.00

## BUILDING PERFORMANCE MEASURES

-  55% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  38% of single-family plans that were complete when submitted were reviewed accurately within 1 working day.
-  98% of building inspections accurately performed within 24 hours.
-  11 commercial plans submitted, 0 sets of duplex plans submitted, 0 set of multi-family plans submitted.
-  15 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
-  62 inspections (approx.) per day for this month.

## REZONING SCOOP

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
03-142	405 University Dr E	0.34	From PDD to PDD	3-Jul	Approved	24-Jul	Approved
03-156	4304 Harvey Rd	1.13	From A-O to C-1	17-Jul	Approved	12-Aug	Approved
03-168	University Dr & SH 6 S	3.4	From C-2 to C-1	7-Aug	Approved	11-Aug	Approved
03-177	4490 Castlegate Dr	45.3	From A-O to PDD-H	TBD		TBD	
03-185	1751 Rock Prairie Rd	1.67	From C-2 to C-1	21-Aug	Approved	11-Sep	
03-195	1906 FM 158	113.2	From A-O to C-1	4-Sep	Approved	23-Sep	
03-198	Edelweiss Gartens	65.37	From A-O to R-1/R-2	4-Sep	Approved	23-Sep	
03-200	100 Southwest Pkwy	5.22	From C-1 to A-O	18-Sep		TBD	
03-205	Wellborn Rd	15.61	From A-O to R-1	18-Sep		9-Oct	
03-209	SH 6 South	20.82	From A-O/R-1 to R-1/A-P	18-Sep		9-Oct	

[illegible]